

AGENDA  
HISTORIC DISTRICT COMMISSION  
APRIL 17, 2018 - 7:00 P.M.  
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. PUBLIC HEARINGS

HDC 18-13 – 15 Water Street; John Walker, owner; Joe Collelo, applicant; Balcony & French door. PIN #261918307079 0015

HDC 18-14 – 42 West Main Street; Jerome Properties I LLC, owner; Lorenzo Gallo, applicant; Signage. PIN #261918319084

HDC 18-15 – 77 High Street; Ronald Arbuckle, owner; James Joseph, applicant; Repair cupola. PIN #261918302339

HDC 18-16 – 22 Bank Street; Lisa Squires, owner/applicant; Fence. PIN #261918316527

HDC 18-17 – 20 Bank Street; Monica Marandola, owner/applicant; Exterior renovations. PIN #261918316521

HDC 18-18 – 4 Pearl Street; Leo Roche, owner/applicant; Replace siding & windows. PIN #261918319034

HDC 18-19 – 11 Pearl Street; St Marks Parish of the Protestant Episcopal, owner/applicant; Entry stairs. PIN #261918318460 E

HDC 18-20 – 15 Water Street; Ozziev LLC, owner/applicant; Balcony & French doors. PIN #261918307079 0009

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

III. PRE-APPLICATION MEETINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. February 20, 2018\*
2. March 20, 2018\*
3. April 3, 2018\*

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

Next regular meeting: May 1, 2018

\* Enclosed

NOTES:       The next application number is HDC 18-21  
                  The next Certificate of Appropriateness number is 2146

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
APRIL 3, 2018 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Brady, Moriarty,  
Alternates Present: Levenson  
Absent: Brewer, Everett, Somers  
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:03 p.m. and sat Levenson for Brewer.

MOTION: To waive the reading of the hearing procedure.

Motion made by Levenson, seconded by Brady, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 18-10 – 11 Pearl Street; St Marks Parish of the Protestant Episcopal, owner/applicant; Light poles & fixtures. PIN #261918318460 E

Bruce Vandal, Junior Warden at St. Marks Church, presented to the Commission to propose the installation of 2 additional light poles in the church parking area. The new poles and fixtures will match the existing one and will also have LED lights.

The following exhibits were presented:

- Arial plot plan
- Photographs
- Light fixture detail

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:06 p.m.

HDC 18-11 – 27 West Main Street; Jerome Properties 27-29 LLC, owner; Ricky Au, applicant; Signage. PIN #261918400894

Ricky Au presented to the Commission to propose signage at 27-29 West Main Street which is owned by Jerome Properties 27-29 LLC. He is planning to have a hanging sign and a sign attached to the building. The hanging sign will use an existing bracket. The signs will be made from PVC panels with printed letters.

The following exhibits were presented:

- Photographs
- Material details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:13 p.m.

HDC 18-12 – 9 Rathbun Place; Peggy West, owner; Robert Mercer, applicant; Enclose porch. PIN #261805294881

Architect Robert Mercer presented to the Commission for Peggy West who is the owner of 9 Rathbun Place. The proposal is to enclose an existing covered porch in order to winterize it for year-round use. The plan is to install Andersen 400 Series Woodwright double-hung windows. The windows will be four over four in the same sizes as the existing windows. Medium Density Overlay (MDO) board below the windows will be painted. No changes to the porch roof line are planned.

The following exhibits were presented:

- Photographs
- Plot plan
- Elevation drawings

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:09 p.m.

## II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-10 – 11 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2143.

HDC 18-11 – 27 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #2145.

HDC 18-12 – 9 Rathbun Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #2144.

## III. PRE-APPLICATION HEARINGS

Contractor Joe Colello appeared before the Commission and explained that he is representing Vicky & John Walker who are the owners of Unit 15 of the Powerhouse Condominiums. The unit is located on the top floor of the building. He is proposing the installation of a welded steel balcony which would be a replica of several balconies his firm has just completed. The Commission requested a picture of an existing top floor balcony and GIS location map of the property.

Lorenzo Gallo appeared before the Commission to propose signage for Rochelle's which is opening a new retail shop at 42 West Main Street. The location is known as 36

West Main Street and owned by Jerome Properties I LLC. The plan is to have a hanging sign and a wall mounted sign. The signs will be gray and white. The Commission noted it would like a GIS Map of the property for the public hearing.

Contractor James Joseph appeared before the Commission for Ron Arbuckle the owner of 77 High Street. He is proposing to rebuild the façade of an existing cupola and replace the windows using Marvin Integrity wood windows with insulated glass for more energy efficiency. Joseph also noted that originally there was a walkway surround which the owner would like to replicate at some future date. The Commission requested window specifications and more details about the project for the public hearing.

Lisa Squires, owner of 22 Bank Street, appeared before the Commission to propose the replacement of an existing white picket fence. The plan is to use black aluminum fencing that will be 48" high with 4" between pickets.

Monica Marandola, owner of 20 Bank Street, appeared before the Commission to propose the removal of the existing vinyl siding on her home. The plan is to replace it with HardiePlank clapboard with Azek trim. She is also requesting to replace all the windows with Andersen 400 Series windows. They will be same size as the current windows but the mullion style will change. A window will be eliminated on the side of the house where there is a rainwater problem. A pergola will be added at the back of the house over a double door. The porch foundation is being replaced with HardiePlank panels. A new trash enclosure will be added on the south elevation.

Leo Roche, who owns Harp & Hound at 4 Pearl Street, appeared before the Commission to discuss replacing the siding on the front and sides of the building. He also plans to replace windows.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 20, 2018
2. March 20, 2018

Approval of the minutes was postponed to the next meeting.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Meeting adjourned at 7:48 p.m. motion made by Brady, seconded by Moriarty.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta  
Office Assistant II